

UNION PLACE

WASHINGTON, DC
FULLY LEASED

RAPPAPORT
CULTIVATING PLACES







Union PLACE

WASHINGTON, DC

- Corner retail available in a 525-unit apartment development in NoMa, adjacent to the H street corridor minutes away from Union Station, Union Market and the NoMa Gallaudet metro station
- Vented restaurant opportunity with amazing outdoor cafe space and ready for immediate delivery
- Over 8 million SF of office in surrounding NoMa and 14.8 Million SF of planned development immediately surrounding the project
- Unique location serving both Union Market and NoMa, just one block from REI at Uline arena

DEMOGRAPHICS 2025

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	5,864	18,301	64,516
 DAYTIME POPULATION	2,340	26,573	83,380
 HOUSEHOLD INCOME	\$144,042	\$120,748	\$122,150
 TRAFFIC COUNTS	14,000 on L Street NE		

AREA RETAILERS



UNION PLACE WASHINGTON, DC

RHODE ISLAND AVENUE SHOPPING CENTER



UNION MARKET 40 LOCAL ARTISTS/MERCHANTS



RHODE ISLAND PLACE



GALLAUDET UNIVERSITY & JBG COMPANIES DEVELOPMENT (6TH STREET & FLORIDA AVENUE)

DELIVERS 2019-2022
1.5M SF
1.3 SF RESIDENTIAL
135K SF RETAIL
116K SF OFFICE

ULINE ARENA

OPENED LATE 2016
172K SF OFFICE
73K SF RETAIL
51K SF REI



GALLAUDET UNIVERSITY
1,011 STUDENTS

DOUGLAS DEVELOPMENT IVY CITY

DELIVERS: 2020
1.5M SF MIXED USED
555K SF RETAIL
156 HOTEL ROOMS
450 RESIDENTIAL UNITS
GROCERY & MOVIE THEATER ANCHORED
ADJACENT TO HECHTOR WAREHOUSE
EXPERIENTIAL RETAIL

STOREY PARK

65,000 SF RETAIL
350 RESIDENTIAL UNITS
282,000 SF OFFICE

100 K STREET

200,000 SF
222 RESIDENTIAL UNITS
STREET LEVEL RETAIL



DC CONVENTION CENTER

2.3M SF EVENT SPACE

CAPITOL CROSSING

DELIVERS: 2019-2021
2.2M SF
75K SF RETAIL
8,000 NEW EMPLOYEES
(DAYTIME TRAFFIC)

BURNHAM PLACE

PROPOSED 3M SF DEVELOPMENT
TO BE BUILT ABOVE UNION STATION YARD
MIXED-USED DEVELOPMENT

UNION PLACE

CRAFT BEER CELLAR, CVS pharmacy

UNION STATION

35,000+ WEEKDAY RIDERS
3.8m AMTRACK RIDERS ANNUALLY



NEW DEVELOPMENTS

NOMA - BID
7,400 POPULATION
6,398 APARTMENTS
54,000 EMPLOYEES
92% COLLEGE DEGREE
8.2M SF OFFICE SPACE
14.8M SF OF PLANNED DEVELOPMENT

FLORIDA AVENUE NE
RHODE ISLAND AVENUE NE
NEW YORK AVENUE NE 31,300 VPD

NORTH CAPITOL STREET

L STREET

FLORIDA AVENUE NE
H STREET CORRIDOR

MARYLAND AVENUE NE

TRINIDAD

KIPP DC
Smart Schools. Proven Results.

ULTA

DOG FC

BICYCLESPACE

Planet Fitness

IVY CITY SNOCKEDOUTS

MOM

Planet Fitness

UNION PLACE
WASHINGTON, DC

NEW YORK AVENUE NE 31,300 VPD

UNION MARKET
40 LOCAL ARTISTS/MERCHANTS

- BIOWELL
- THE BBQ JOINT
- BUFFALO BERGEN
- SALT & SUNDRY
- THE DISTRICT fish Wife
- honey.combo
- Masseria
- TaKorean Korean BBQ Truck
- ANGELIKA POPS
- SOUP UP
- TRADER JOE'S
- Cotton & Reed

GALLAUDET UNIVERSITY & JBG COMPANIES DEVELOPMENT
(6TH STREET & FLORIDA AVENUE)
DELIVERS 2019-2022
1.5M SF
1.3 SF RESIDENTIAL
135K SF RETAIL
116K SF OFFICE

Harris Teeter
DUNKIN' DONUTS
Hilton Garden Inn
SEOUL SPICE
TD
rōti
Peet's Coffee & Tea

ULINE ARENA
OPENED LATE 2016
172K SF OFFICE
73K SF RETAIL
51K SF REI

- REI
- COLOMBE
- BREWING CO.

GALLAUDET UNIVERSITY
1,011 STUDENTS

STREETS
Market & Cafe

STOREY PARK
65,000 SF RETAIL
350 RESIDENTIAL UNITS
282,000 SF OFFICE

100 K STREET
200,000 SF
222 RESIDENTIAL UNITS
STREET LEVEL RETAIL



UNION PLACE

FLORIDA AVENUE NE

L STREET 14,000 VPD



K STREET

BURNHAM PLACE
PROPOSED 3M SF DEVELOPMENT
TO BE BUILT ABOVE UNION STATION YARD
MIXED-USED DEVELOPMENT

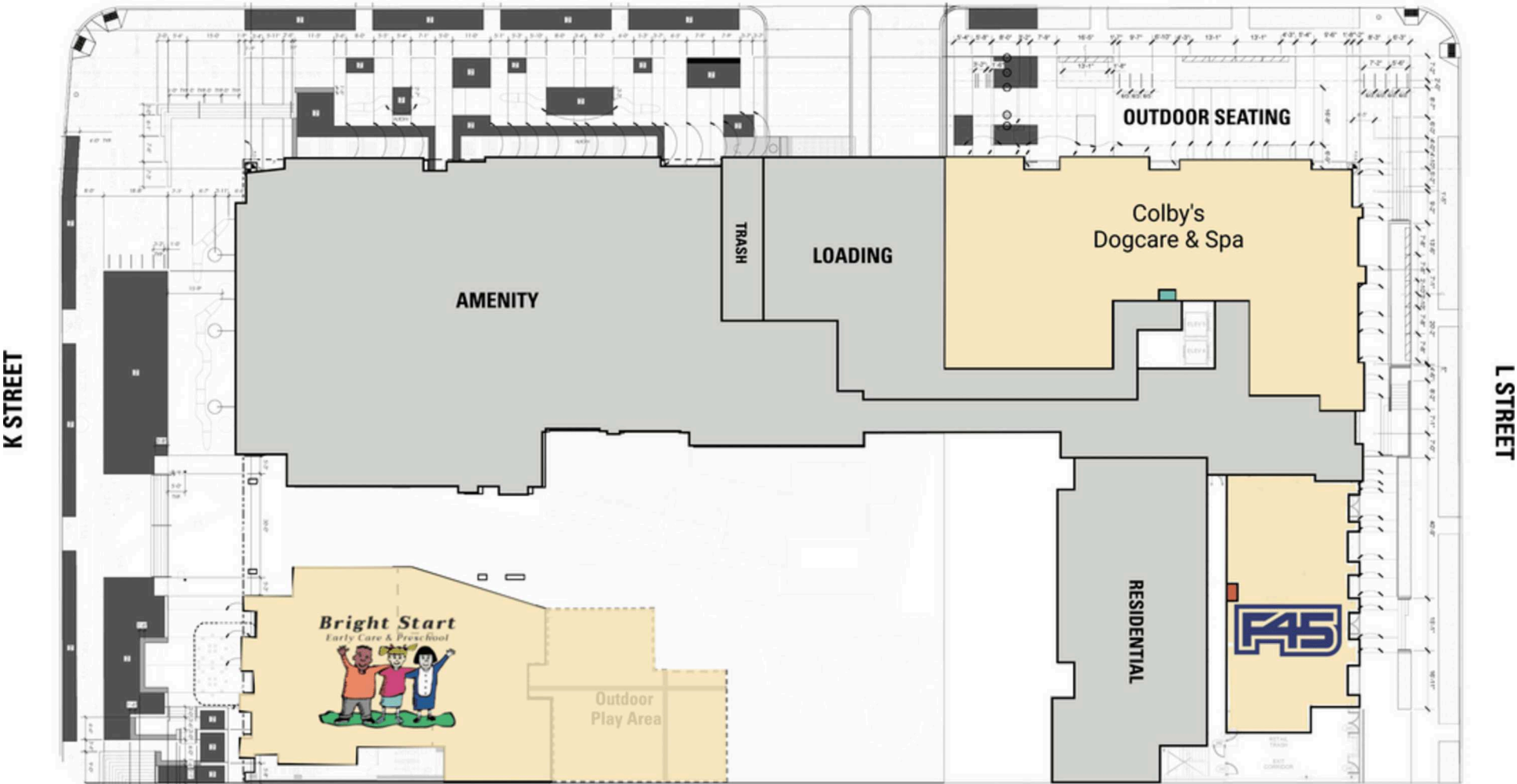
I STREET



H STREET

- LAOS
- INDIGO
- Giant
- LE GRENIER
- WHOLE FOODS MARKET
- PNC
- LEDO PIZZA
- T-Mobile
- CHUPACABRA
- AVEC
- CRAFT BEER CELLAR
- Peet's Coffee & Tea
- CVS pharmacy

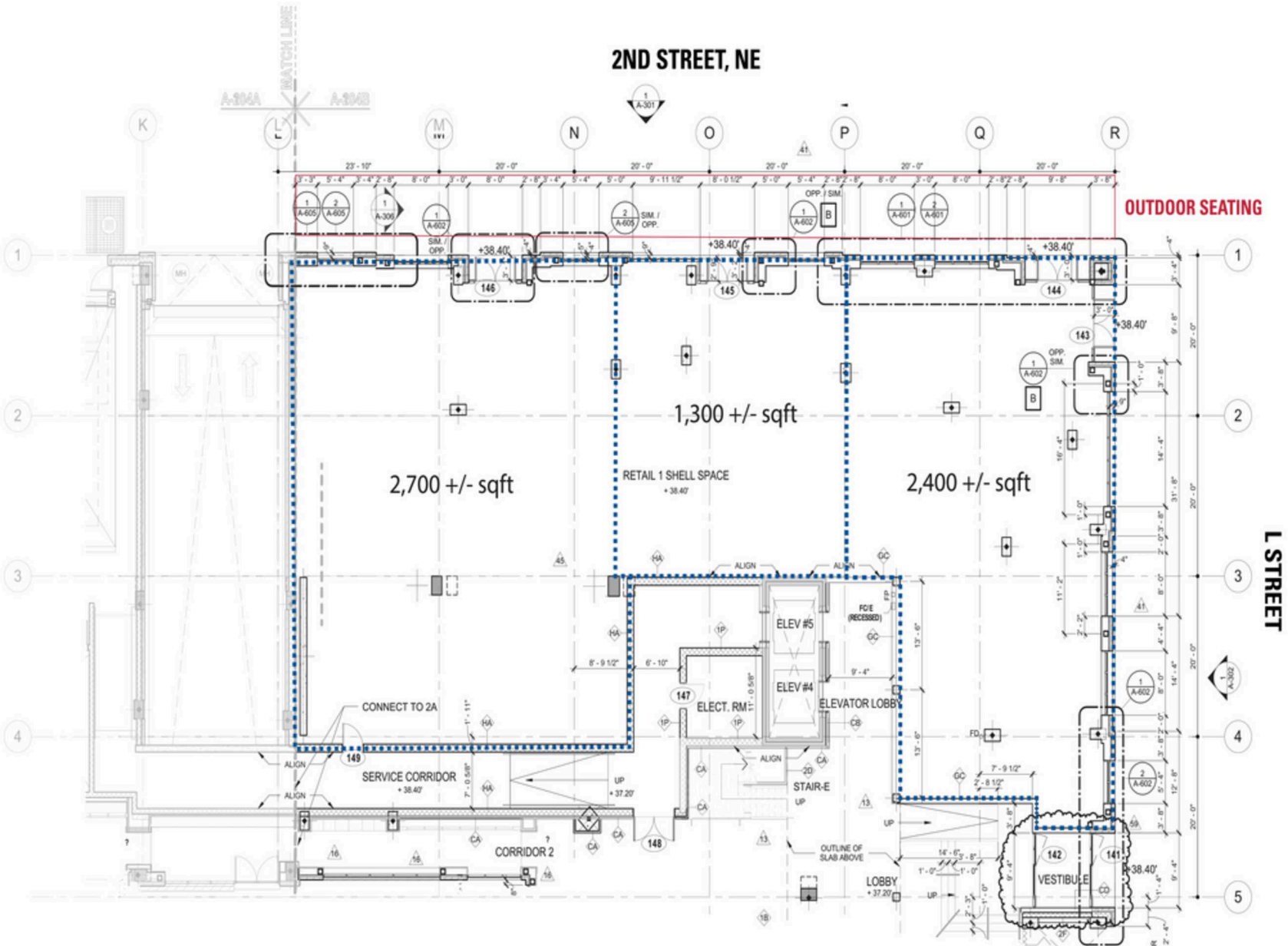
SPACE PLAN
UNION PLACE | WASHINGTON, DC
FULLY LEASED

2ND STREET, NE



-  24" x 36" Exhaust Shaft
-  48" x 18" Exhaust Shaft

POTENTIAL DEMISING OPTIONS
UNION PLACE | WASHINGTON, DC
FULLY LEASED





UNION PLACE | 200 K ST NE, WASHINGTON, DC
Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

rappaportco.com